

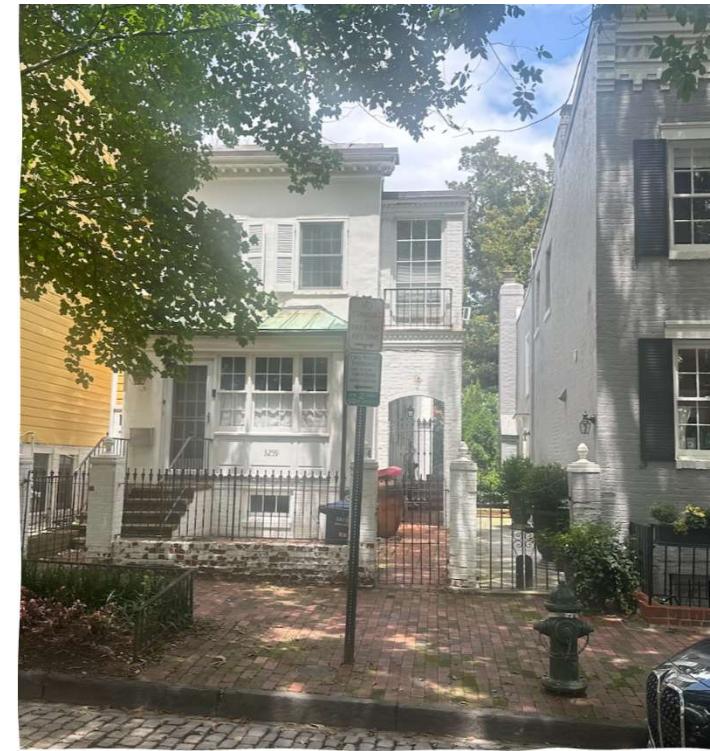
**BZA 21325
3253 P ST NW
(Sq 1225, Lot 0206)
CJB Investments, LLC**

R-3/GT

**Presentation by
Guillermo Rueda, AIA**

CJB
Investments
requests relief
for AA use and
invites new
public access
into shared
private space
controlled by
easement

- Applicant requests relief:
 - Subtitle D § 1105.4 The maximum building area requirements for Accessory Buildings
 - The non-conforming garage footprint is greater than the maximum allowed 450 sf.
 - Subtitle U § 253.4 The ability to have an accessory apartment in an accessory building.
 - The use is requested facing a private drive that is accessed by easement.



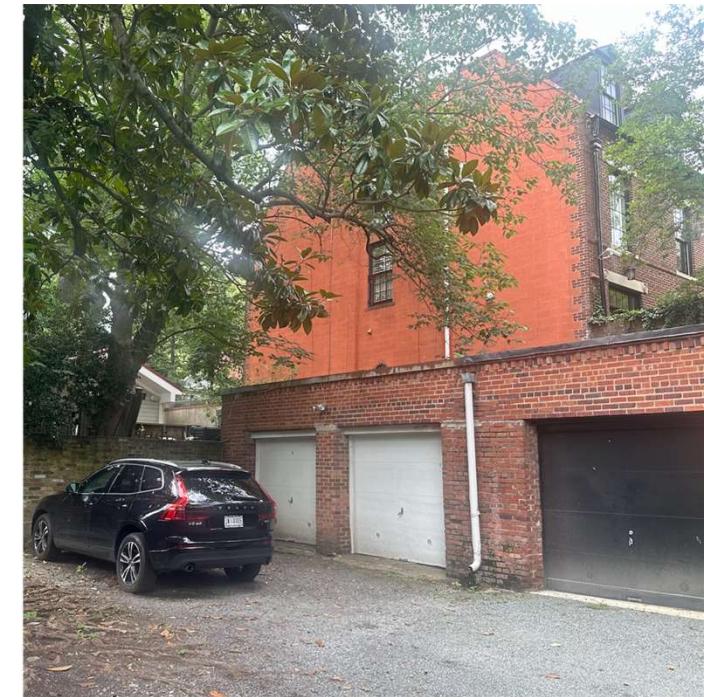
3253 P Street, NW

- Streetscape marked by pass-through views to garden space and building setbacks to ensure semi-detached character

Subtitle D- 5201: Special exception relief for a new or enlarged accessory structure

Subtitle D-5201.4: “An application for special exception relief under this section shall demonstrate that the proposed . . . accessory structure shall not have a substantially adverse effect on the use or enjoyment of any abutting or adjacent dwelling or property, specifically:

- (a) The light and air available to neighboring properties shall not be unduly affected;
- (b) The privacy of use and enjoyment of neighboring properties shall not be unduly compromised;
- (c) The proposed addition or accessory structure, together with the original building, or the new principal building, as viewed from the street, alley, and other public way, shall not substantially visually intrude upon the character, scale, and pattern of houses along the street or alley frontage; and
- (d) In demonstrating compliance with paragraphs (a), (b), and (c) of this subsection, the applicant shall use graphical representations such as plans, photographs, or elevation and section drawings sufficient to represent the relationship of the proposed addition, new building, or accessory structure to adjacent buildings and views from public ways.”



3253 P Street, NW
Private Alley

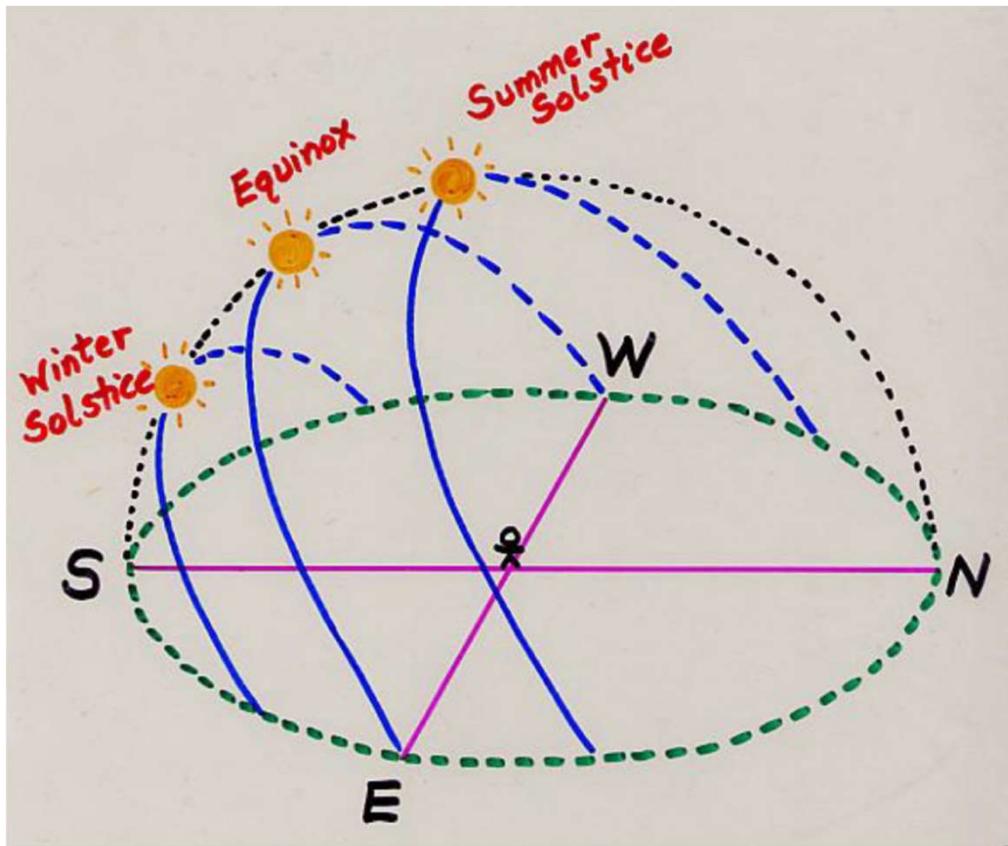
- Low garden walls and trees create quiet, private common green space buffer between the P Street and Volta properties



The Regulations require analysis of the full impact on light and air of neighboring properties

- Applicant fails to meet its burden of proving that the accessory apartment will not unduly affect the light and air available to neighboring property.
 - The Applicant's shadow study minimizes the shading and shadow impact on the property located at 3218 Rear Volta Place (Crocker property) by not including Spring and Fall and by not showing Summer shadows later than 3:00 pm.
 - The applicant incorrectly highlights only the expanded building area as relevant to impact. The full impact of the second story needs to be weighed.

Shadows are longer Fall through Spring



Properties north of an obstruction will experience significant shading during both the spring and fall seasons in the Northern Hemisphere.

This is due to the sun's path across the sky and its lower angle during these times of the year.



Impact on the zone plan

Character of the block is one of less density with semi-detached houses.

- 3253 P Street, NW (0206) listed by both the Applicant and OTR as semi-detached. [013 Residential Single Family (Semi-Detached)]
- 3263 P Street, NW (0228), while detached from the property line is listed by OTR as 011 Residential Single-Family (Row). It does not extend full width at the front yard.
- Density on the block is characterized by garden space in the rear—visible from the various pass throughs

Increased density in this case is not appropriate due to quirk of subdivision